

South facing bungalow with covered terrace, large basement and garage. 180 degree countryside views. Dordogne

EXCLUSIVE



INFORMATION

Town:	Jumilhac-le-Grand
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	77 m2
Plot Size:	2994 m2

IN BRIEF

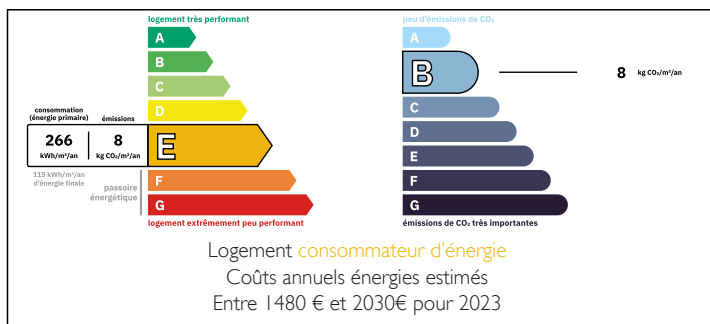
This lovely south-facing property is nestled in a peaceful, private countryside setting, offering a perfect balance of tranquility and convenience. Located just a short distance from popular tourist amenities, it provides easy access to all the attractions while maintaining a serene and secluded atmosphere.

The property features three bedrooms, ideal for families or guests, and a large basement; workshop and garage—perfect for storage & hobbies.

The highlight of the home is the expansive covered terrace with summer kitchen at the rear, where you can relax and enjoy the peace. The front terrace benefits from 180-degree sweeping views of the surrounding countryside. The outdoor space is perfect for entertaining, dining, or simply soaking in the breathtaking natural beauty. Whether you're looking for a peaceful retreat or a base to explore

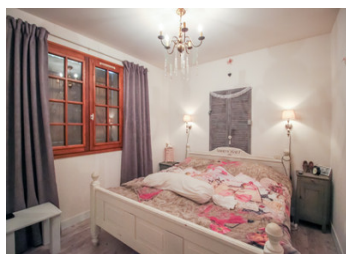


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is equipped with three-phase electric radiators, double glazing throughout and wooden shutters.

It can be sold with its furniture.

HOUSE

Entrance hall 8,69m² (1,65m x 2,97m + 4,22m x 0,9m)

Lounge/dining room 23,82m² (4,49m x 2,91m + 3,25m x 3,31m) French doors to front terrace, window to side aspect, tiled floor, electric radiator.

Kitchen 10,2m² (3,4m x 3m) range of white wood base and wall units, French doors to front terrace, tiled flooring and tiled worktop.

Bedroom 1 - 9,54m² (3,18m x 3m) French doors to front terrace, built-in wardrobe, laminate flooring.

Bedroom 2 - 9,50m² (3,19m x 2,98m) side aspect, built-in wardrobe, laminate flooring.

Bedroom 3/office - 9m² (3m x 3m) French doors to rear covered terrace, laminate floor.

Separate WC 1,16m² (1,29m x 0,9m) tiled floor.

Bathroom 5m² (2m x 1,8m + 1m x 1,43m) walk-in shower, double hand basins with vanity unit, window to rear aspect, tiled floor.

BASEMENT:

Workshop 20m²

Cellar 20m²

Garage for 2 vehicles 45m²

EXTERIOR:

Entrance gates

Driveway

Front aspect paved terrace

Large covered terrace with summer kitchen to rear aspect

Secluded fenced garden with mature trees and shrubs

Hardstanding for above ground pool (Flat land, suitable for in-ground pool)

Garden shed